

From: [Dolores Vasquez](#)
To: [Marissa Davis](#); [Philip Strom](#)
Subject: FW: Hotel on Main Street
Date: Monday, February 7, 2022 10:22:44 AM
Attachments: [image001.png](#)

Take care,

Dolores M. Vasquez



Dolores Vasquez, CMC
Town Clerk
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dvasquez@townoflyons.com

From: Monica McGuckin <monica_mcguckin@yahoo.com>
Sent: Monday, February 7, 2022 10:20 AM
To: Dolores Vasquez <DVasquez@townoflyons.com>
Subject: Hotel on Main Street

Dear Board of Trustees Mayor and TOL Staff,

I want to express my support for the proposed Hotel.

We all see that Moss Rock has already invested a substantial amount of time and money in their Hotel project to the extent of the purchase of the real estate, hiring professionals in the hotel industry, securing reputable local architects, and demolition of the old hotel and surrounding buildings. Those old building were not assets to the town and were not generating income of any significance for the TOL. Historically the old hotel was not ever restored to historical accuracy or codes. This is prime commercial real estate on the Main Street of Lyons and should be considered the best opportunity for sales tax and tourist tax revenue. Now that the "hole" is there it is inevitable that it will be filled by a developer. I prefer the proposed Boutique Hotel to a Chain operation. If someone like Tebo comes in you can forget about Public Opinion being of any consequence and it will look like every other high density box development in the front range.

Please look at the large financial investment that Moss Rock has already made and their desire to work respectfully with the community and abide by all Town Codes.

Parking is a concern but always has been. I recall in 2011 when I had the Lyons Mercantile on Main Street consistently expressing my concern to the chamber and TOL about the lack of a large parking lot to service the Commercial district. The elephant in the room is the McCain property which would be the perfect spot for a TOL parking lot.

Thanks for your service to Lyons,
Monica McGuckin
558 Apple Valley Road